

Annual Urban Renewal Report, Fiscal Year 2013 - 2014

Levy Authority Summary

Local Government Name: JOHNSTON
Local Government Number: 77G720

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
JOHNSTON EAST CENTRAL URBAN RENEWAL	77026	3
JOHNSTON BEAVER CREEK WEST URBAN RENEWAL	77027	4
JOHNSTON NW 62ND AVENUE URBAN RENEWAL	77057	5
JOHNSTON WINDSOR OFFICE PARK URBAN RENEWAL	77064	2
JOHNSTON NW 100TH ST URBAN RENEWAL	77074	2
JOHNSTON WEST CENTRAL URBAN RENEWAL	77088	0

TIF Debt Outstanding: 38,303,259

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:	3,908,788	0	Amount of 07-01-2013 Cash Balance Restricted for LMI
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TIF Revenue:	3,227,231
TIF Sp. Revenue Fund Interest:	248
Asset Sales & Loan Repayments:	92,981
Total Revenue:	3,320,460

Rebate Expenditures:	1,342,980
Non-Rebate Expenditures:	2,143,774
Returned to County Treasurer:	0
Total Expenditures:	3,486,754

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:	3,742,494	0	Amount of 06-30-2014 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance:** 31,074,011

Urban Renewal Area Data Collection

Local Government Name: JOHNSTON (77G720)
 Urban Renewal Area: JOHNSTON EAST CENTRAL URBAN RENEWAL
 UR Area Number: 77026
 UR Area Creation Date: 09/1993

Enhance econ develop area to
 stimulating private investment in
 commercial&industrial
 development&redevelopment.
 Provide adequate public
 infrastructure,assistance &
 economic incentives for
 development. Rehabilitate &
 redevelop by eliminate blight
 condition

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
JOHNSTON CITY/JOHNSTON SCH/93 E CENTRAL TIF INCR	77375	77376	22,554,823
JOHNSTON CITY/JOHNSTON SCH/97 AMD E CENTRAL TIF INCR	77488	77489	13,621
JOHNSTON CITY AG/JOHNSTON SCH/93 E CENTRAL TIF INCR	77769	77770	0

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	109,260	17,207,610	98,478,010	1,553,560	0	-22,224	117,326,216	0	117,326,216
Taxable	65,484	9,088,495	98,478,010	1,553,560	0	-22,224	109,163,325	0	109,163,325
Homestead Credits									85

**TIF Sp. Rev. Fund Cash Balance
as of 07-01-2013:**

439,118

0

**Amount of 07-01-2013 Cash Balance
Restricted for LMI**

TIF Revenue: 691,142
 TIF Sp. Revenue Fund Interest: 44
 Asset Sales & Loan Repayments: 5,300
Total Revenue: 696,486

Rebate Expenditures: 0
 Non-Rebate Expenditures: 1,027,779
 Returned to County Treasurer: 0
Total Expenditures: 1,027,779

**TIF Sp. Rev. Fund Cash Balance
as of 06-30-2014:**

107,825

0

**Amount of 06-30-2014 Cash Balance
Restricted for LMI**

Projects For JOHNSTON EAST CENTRAL URBAN RENEWAL

Purchase of properties

Description:	Purchased a blighted residential property and a commercial building converted residential structure.
Classification:	Properties for Public Safety building.
Physically Complete:	Acquisition of property
Payments Complete:	Yes
Payments Complete:	No

NW 64th Court

Description:	Reconstruction of the road east of Merle Hay Road adjacent to the Public Safety Building
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

NW Beaver Drive

Description:	Design of improvements to NW Beaver Drive from Johnston Drive to NW 62nd Ave.
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Cornerstone Commons

Description:	Sold a blighted property that was purchased by the city in 2010 to a developer for the construction of a 62 unit section 42 housing complex.
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

NW 63rd Place

Description:	Reconstruction of NW 63rd Place adjacent to Cornerstone Commons.
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Grasso Project #2

Description:	Construction of 1,250 sq. ft. building addition to the commercial business development at 6505 Merle Hay Road
Classification:	Commercial - office properties

Physically Complete:	Yes
Payments Complete:	No

Merle Hay Road Redevelopment

Description:	Roadway and streetscape improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Pioneer Growth Chambers

Description:	Project is a 59,414 sq. ft. growth chamber/office building and 24,400 sq ft. lab/office building
Classification:	Agribusiness
Physically Complete:	No
Payments Complete:	No

Merle Hay Gateway Redevelopment

Description:	Implementation of a study for the redevelopment of the Merle Hay Gateway Area
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

Purchase of properties

Description:	Purchased church property at 6337 Merle Hay Road and Aiken Property at 6300 NW 59th Court, blighted property for demolition and redevelopment
Classification:	Acquisition of property
Physically Complete:	No
Payments Complete:	No

Grasso Water Main Project

Description:	City's portion of the cost for making the developer install a 12 inch water main versus a typical 8 inch water main
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	Yes

Administrative Expenses

Description:	Payment of legal and engineering expenses for projects in the urban renewal area
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For JOHNSTON EAST CENTRAL URBAN RENEWAL

2011B G.O. Cap. Loan Notes

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,515,000
Interest:	259,271
Total:	1,774,271
Annual Appropriation?:	No
Date Incurred:	04/01/2011
FY of Last Payment:	2021

Cornerstone Commons

Debt/Obligation Type:	Rebates
Principal:	200,000
Interest:	0
Total:	200,000
Annual Appropriation?:	Yes
Date Incurred:	12/05/2011
FY of Last Payment:	2024

Pioneer Hi-Bred International

Debt/Obligation Type:	Rebates
Principal:	1,572,000
Interest:	0
Total:	1,572,000
Annual Appropriation?:	Yes
Date Incurred:	09/17/2012
FY of Last Payment:	2020

2012A G.O. BONDS

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	905,000
Interest:	201,521
Total:	1,106,521
Annual Appropriation?:	No
Date Incurred:	10/22/2012
FY of Last Payment:	2032

2013B G.O. BONDS

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	4,385,000
Interest:	1,769,385
Total:	6,154,385
Annual Appropriation?:	No
Date Incurred:	11/04/2013
FY of Last Payment:	2033

Purchase Properties 6337 Merle Hay Road

Debt/Obligation Type:	Internal Loans
Principal:	134,567
Interest:	0
Total:	134,567
Annual Appropriation?:	No
Date Incurred:	01/22/2014
FY of Last Payment:	2014

Property Purchase 6309 NW 59th Court

Debt/Obligation Type:	Internal Loans
Principal:	200,160
Interest:	0
Total:	200,160
Annual Appropriation?:	No
Date Incurred:	03/17/2014
FY of Last Payment:	2014

Administrative Expense

Debt/Obligation Type:	Internal Loans
Principal:	38,653
Interest:	0
Total:	38,653
Annual Appropriation?:	No
Date Incurred:	06/30/2014
FY of Last Payment:	2014

Grasso Water Main

Debt/Obligation Type:	Internal Loans
Principal:	39,387
Interest:	0
Total:	39,387
Annual Appropriation?:	No
Date Incurred:	06/14/2013
FY of Last Payment:	2014

Non-Rebates For JOHNSTON EAST CENTRAL URBAN RENEWAL

TIF Expenditure Amount:	225,431
Tied To Debt:	2011B G.O. Cap. Loan Notes
Tied To Project:	Merle Hay Road Redevelopment
TIF Expenditure Amount:	5,000
Tied To Debt:	Cornerstone Commons
Tied To Project:	Purchase of properties
TIF Expenditure Amount:	57,633
Tied To Debt:	2012A G.O. BONDS
Tied To Project:	NW Beaver Drive
TIF Expenditure Amount:	320,840
Tied To Debt:	2013B G.O. BONDS
Tied To Project:	NW Beaver Drive
TIF Expenditure Amount:	334,727
Tied To Debt:	Purchase Properties 6337 Merle Hay Road
Tied To Project:	Merle Hay Road Redevelopment
TIF Expenditure Amount:	44,761
Tied To Debt:	Administrative Expense
Tied To Project:	Administrative Expenses
TIF Expenditure Amount:	39,387
Tied To Debt:	Grasso Water Main
Tied To Project:	Grasso Water Main Project

Jobs For JOHNSTON EAST CENTRAL URBAN RENEWAL

Project:	Pioneer Growth Chambers
Company Name:	Pioneer Hi-Bred International, Inc.
Date Agreement Began:	09/17/2012
Date Agreement Ends:	06/30/2020
Number of Jobs Created or Retained:	93
Total Annual Wages of Required Jobs:	49,400
Total Estimated Private Capital Investment:	23,000,000
Total Estimated Cost of Public Infrastructure:	0

TIF Taxing District Data Collection

Local Government Name: JOHNSTON (77G720)
 Urban Renewal Area: JOHNSTON EAST CENTRAL URBAN RENEWAL (77026)
 TIF Taxing District Name: JOHNSTON CITY/JOHNSTON SCH/93 E CENTRAL TIF INCR
 TIF Taxing District Inc. Number: 77376

TIF Taxing District Base Year:	1992	UR Designation	
FY TIF Revenue First Received:	1996	Slum	No
Subject to a Statutory end date?	No	Blighted	06/2010
		Economic Development	09/1993

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	17,116,610	98,478,010	1,553,560	0	-22,224	117,125,956	0	117,125,956
Taxable	0	9,040,432	98,478,010	1,553,560	0	-22,224	109,049,778	0	109,049,778
Homestead Credits									85

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	37,561,880	79,586,300	22,554,823	57,031,477	1,747,126

FY 2014 TIF Revenue Received: 690,725

TIF Taxing District Data Collection

Local Government Name: JOHNSTON (77G720)
 Urban Renewal Area: JOHNSTON EAST CENTRAL URBAN RENEWAL (77026)
 TIF Taxing District Name: JOHNSTON CITY/JOHNSTON SCH/97 AMD E CENTRAL TIF INCR
 TIF Taxing District Inc. Number: 77489

TIF Taxing District Base Year:	1996	UR Designation	
FY TIF Revenue First Received:	1997	Slum	No
Subject to a Statutory end date?	No	Blighted	06/2010
		Economic Development	12/1996

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	91,000	0	0	0	0	91,000	0	91,000
Taxable	0	48,063	0	0	0	0	48,063	0	48,063
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	1,650	48,063	13,621	34,442	1,055

FY 2014 TIF Revenue Received: 417

TIF Taxing District Data Collection

Local Government Name: JOHNSTON (77G720)
 Urban Renewal Area: JOHNSTON EAST CENTRAL URBAN RENEWAL (77026)
 TIF Taxing District Name: JOHNSTON CITY AG/JOHNSTON SCH/93 E CENTRAL TIF INCR
 TIF Taxing District Inc. Number: 77770

TIF Taxing District Base Year: 1992
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	06/2010
Economic Development	09/1993

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	109,260	0	0	0	0	0	109,260	0	109,260
Taxable	65,484	0	0	0	0	0	65,484	0	65,484
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	109,260	0	0	0	0

FY 2014 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: JOHNSTON (77G720)
 Urban Renewal Area: JOHNSTON BEAVER CREEK WEST URBAN RENEWAL
 UR Area Number: 77027
 UR Area Creation Date: 06/1996

Enhancing an economic development area for the purpose of stimulating private investment in commercial & industrial development and redevelopment. Provide adequate public infrastructure and provide assistance and economic incentives for development.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
JOHNSTON CITY/JOHNSTON SCH/96 BEAVER CRK W TIF INCR	77401	77402	0
JOHNSTON CITY AG/JOHNSTON SCH/96 BEAVER CRK W TIF INCR	77403	77538	0
JOHNSTON CITY/JOHNSTON SCH/05 AMD BEAVER CRK W TIF INCR	77676	77677	0
JOHNSTON CITY/JOHNSTON SCH/11 AMD BEAVER CRK W TIF INCR	77819	77820	0

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	17,930	1,603,600	76,702,900	0	0	-1,852	78,322,578	0	78,322,578
Taxable	10,746	846,968	76,702,900	0	0	-1,852	77,558,762	0	77,558,762
Homestead Credits									3

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:

1,670,638

0

Amount of 07-01-2013 Cash Balance Restricted for LMI

TIF Revenue: 0
 TIF Sp. Revenue Fund Interest: 151
 Asset Sales & Loan Repayments: 0
Total Revenue: 151

Rebate Expenditures: 6,669
 Non-Rebate Expenditures: 64,251
 Returned to County Treasurer: 0
Total Expenditures: 70,920

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:

1,599,869

0

Amount of 06-30-2014 Cash Balance Restricted for LMI

Projects For JOHNSTON BEAVER CREEK WEST URBAN RENEWAL

Birchwood Crossing

Description:	1999 rebate agreement for property improvements-to make property developable-and as an incentive to construct commercial buildings.
Classification:	Commercial - office properties
Physically Complete:	No
Payments Complete:	No

Iowa./Nebraska Equip Deal

Description:	Rebate agreement for construction of a 4,460 sq ft office building
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

NW 54th & 86th Street Impr

Description:	Infrastructure improvements to the intersection & widening of 86th to add turn lanes
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Administrative Expenses

Description:	Attorney and engineer fees
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

Willimington Group

Description:	Construct a 5,000 sq. ft. office building
Classification:	Commercial - office properties
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For JOHNSTON BEAVER CREEK WEST URBAN RENEWAL

2007A Refunding Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	85,500
Interest:	5,568
Total:	91,068
Annual Appropriation?:	No
Date Incurred:	11/01/2007
FY of Last Payment:	2015

2009B Refunding Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	48,483
Interest:	2,687
Total:	51,170
Annual Appropriation?:	No
Date Incurred:	03/01/2009
FY of Last Payment:	2016

Birchwood Crossing Phase I

Debt/Obligation Type:	Rebates
Principal:	216,017
Interest:	0
Total:	216,017
Annual Appropriation?:	Yes
Date Incurred:	05/15/2000
FY of Last Payment:	2015

Birchwood Crossing Phase II

Debt/Obligation Type:	Rebates
Principal:	797,220
Interest:	0
Total:	797,220
Annual Appropriation?:	Yes
Date Incurred:	05/15/2000
FY of Last Payment:	2016

Iowa-Nebraska Equipment Deal

Debt/Obligation Type:	Rebates
Principal:	27,657
Interest:	0
Total:	27,657
Annual Appropriation?:	Yes

Date Incurred:	06/20/2011
FY of Last Payment:	2018

Willington Group

Debt/Obligation Type:	Rebates
Principal:	49,950
Interest:	0
Total:	49,950
Annual Appropriation?:	No
Date Incurred:	03/17/2014
FY of Last Payment:	2015

Administrative Expense

Debt/Obligation Type:	Internal Loans
Principal:	2,251
Interest:	0
Total:	2,251
Annual Appropriation?:	No
Date Incurred:	06/30/2014
FY of Last Payment:	2015

Non-Rebates For JOHNSTON BEAVER CREEK WEST URBAN RENEWAL

TIF Expenditure Amount:	17,000
Tied To Debt:	2009B Refunding Bonds
Tied To Project:	NW 54th & 86th Street Impr
TIF Expenditure Amount:	45,000
Tied To Debt:	2007A Refunding Bonds
Tied To Project:	NW 54th & 86th Street Impr
TIF Expenditure Amount:	0
Tied To Debt:	Birchwood Crossing Phase II
Tied To Project:	Birchwood Crossing
TIF Expenditure Amount:	2,251
Tied To Debt:	Administrative Expense
Tied To Project:	NW 54th & 86th Street Impr

Rebates For JOHNSTON BEAVER CREEK WEST URBAN RENEWAL

Birchwood Crossing Phase II

TIF Expenditure Amount:	0
Rebate Paid To:	Birchwood Crossing Business Park, L.C.
Tied To Debt:	Birchwood Crossing Phase II
Tied To Project:	Birchwood Crossing
Projected Final FY of Rebate:	2017

5361 Stoney Creek Court

TIF Expenditure Amount:	6,669
Rebate Paid To:	Iowa-Nebraska Farm Equipment Association
Tied To Debt:	Iowa-Nebraska Equipment Deal
Tied To Project:	Iowa./Nebraska Equip Deal
Projected Final FY of Rebate:	2018

Jobs For JOHNSTON BEAVER CREEK WEST URBAN RENEWAL

Project:	Iowa./Nebraska Equip Deal
	Iowa-Nebraska Farm Equipment
Company Name:	Association, Inc.
Date Agreement Began:	05/16/2011
Date Agreement Ends:	12/31/2018
Number of Jobs Created or Retained:	8
Total Annual Wages of Required Jobs:	40,000
Total Estimated Private Capital Investment:	660,000
Total Estimated Cost of Public Infrastructure:	0

Project:	Willimington Group
Company Name:	Willimington Group II, Inc
Date Agreement Began:	04/07/2014
Date Agreement Ends:	06/30/2019
Number of Jobs Created or Retained:	10
Total Annual Wages of Required Jobs:	28,000
Total Estimated Private Capital Investment:	500,000
Total Estimated Cost of Public Infrastructure:	0

TIF Taxing District Data Collection

Local Government Name: JOHNSTON (77G720)
 Urban Renewal Area: JOHNSTON BEAVER CREEK WEST URBAN RENEWAL (77027)
 TIF Taxing District Name: JOHNSTON CITY/JOHNSTON SCH/96 BEAVER CRK W TIF INCR
 TIF Taxing District Inc. Number: 77402
 TIF Taxing District Base Year: 1995
 FY TIF Revenue First Received: 1999
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2018

UR Designation	
Slum	No
Blighted	No
Economic Development	06/1996

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	72,272,900	0	0	0	72,272,900	0	72,272,900
Taxable	0	0	72,272,900	0	0	0	72,272,900	0	72,272,900
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	227,910	72,044,990	0	72,044,990	2,207,057

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: JOHNSTON (77G720)
 Urban Renewal Area: JOHNSTON BEAVER CREEK WEST URBAN RENEWAL (77027)
 TIF Taxing District Name: JOHNSTON CITY AG/JOHNSTON SCH/96 BEAVER CRK W TIF INCR
 TIF Taxing District Inc. Number: 77538
 TIF Taxing District Base Year: 1995
 FY TIF Revenue First Received: 1999
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2018

UR Designation	
Slum	No
Blighted	No
Economic Development	06/1996

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	17,930	0	0	0	0	0	17,930	0	17,930
Taxable	10,746	0	0	0	0	0	10,746	0	10,746
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	17,930	0	0	0	0

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: JOHNSTON (77G720)
 Urban Renewal Area: JOHNSTON BEAVER CREEK WEST URBAN RENEWAL (77027)
 TIF Taxing District Name: JOHNSTON CITY/JOHNSTON SCH/05 AMD BEAVER CRK W TIF INCR
 TIF Taxing District Inc. Number: 77677
 TIF Taxing District Base Year: 2004
 FY TIF Revenue First Received: 2006
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2020

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2005

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	4,430,000	0	0	0	4,430,000	0	4,430,000
Taxable	0	0	4,430,000	0	0	0	4,430,000	0	4,430,000
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	1,557,100	2,872,900	0	2,872,900	88,010

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: JOHNSTON (77G720)
 Urban Renewal Area: JOHNSTON BEAVER CREEK WEST URBAN RENEWAL (77027)
 TIF Taxing District Name: JOHNSTON CITY/JOHNSTON SCH/11 AMD BEAVER CRK W TIF INCR
 TIF Taxing District Inc. Number: 77820
 TIF Taxing District Base Year: 0
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,603,600	0	0	0	-1,852	1,601,748	0	1,601,748
Taxable	0	846,968	0	0	0	-1,852	845,116	0	845,116
Homestead Credits									3

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	1,640,800	0	0	0	0

FY 2014 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: JOHNSTON (77G720)
 Urban Renewal Area: JOHNSTON NW 62ND AVENUE URBAN RENEWAL
 UR Area Number: 77057

UR Area Creation Date: 11/1998

UR Area Purpose: Enhance an economic development area for the purpose of stimulating private investment in commercial & industrial development and redevelopment. Provide adequate public infrastructure and provide assistance and economic incentives for development.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
JOHNSTON CITY/JOHNSTON SCH/98 NW 62ND AVE TIF INCR	77457	77459	60,871,904
JOHNSTON CITY AG/JOHNSTON SCH/98 NW 62ND AVE TIF INCR	77458	77539	0
JOHNSTON CITY/JOHNSTON SCH/01 AMD NW 62ND AVE TIF INCR	77562	77564	1,765,163
JOHNSTON CITY AG/JOHNSTON SCH/01 AMD NW 62ND AVE TIF INCR	77563	77605	0
JOHNSTON CITY/JOHNSTON SCH/07 AMD NW 62ND AVE TIF INCR	77714	77715	14,449,923

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	1,582,530	3,568,840	174,678,240	0	0	0	179,829,610	0	179,829,610
Taxable	948,464	1,884,941	174,678,240	0	0	0	177,511,645	0	177,511,645
Homestead Credits									2

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:

833,363

0

Amount of 07-01-2013 Cash Balance Restricted for LMI

TIF Revenue: 2,361,115
 TIF Sp. Revenue Fund Interest: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 2,361,115

Rebate Expenditures: 1,193,756
 Non-Rebate Expenditures: 1,000,929
 Returned to County Treasurer: 0
Total Expenditures: 2,194,685

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:

999,793

0

Amount of 06-30-2014 Cash Balance Restricted for LMI

Projects For JOHNSTON NW 62ND AVENUE URBAN RENEWAL

ADAJE I

Description:	Ryan Companies US, Inc. constructed a single-story 40,000 sq. ft. office building for leasing to Pioneer Hi-Bred.
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

ADAJE II

Description:	Ryan Companies US, Inc. constructed a single-story 30,000 sq. ft. office building to Pioneer Hi-Bred.
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

Deere Financial Expansion

Description:	145,000 sq. ft. expansion of Deere Financial facility including structured parking.
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

NW 62nd Avenue 2011C

Description:	Project involves the widening of the road from two to four lanes to accomodate the increase in traffic cased by the growth of John Deere Financial, Pioneer Hi-Bred and the Johnston Community School District.
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Pioneer REID/KRUG

Description:	Construct improvements to the Reid lab on the Pioneer campus. The additional of a greenhouse and office space to the Krug complex.
Classification:	Commercial - office properties
Physically Complete:	No
Payments Complete:	No

Pioneer Diamond

Description:	AKA Pioneer Beaver Creek I-Construct a 200,000 sq. ft. office/lab building .
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Classification:	Commercial - office properties
Physically Complete:	No
Payments Complete:	No

Pioneer KRUG 2011 Fast Corn

Description:	Construction of an insectory, head house and a greenhouse.
Classification:	Agribusiness
Physically Complete:	No
Payments Complete:	No

NW 62nd Improvements 99B

Description:	East of NW 86th Street
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

NW 62nd Improvements 00A

Description:	NW 86th Street to bridge
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

NW 62nd Improvements 01C

Description:	Construction at intersection of Pioneer Parkway
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

NW 62nd Improvements 01A

Description:	NW 62nd Bridge to Pioneer Parkway
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

NW 62nd Improvements 02B

Description:	Pioneer Parkway to Merle Hay Road
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Administrative Expenses

Description:	Administrative expenses relating to all of the development projects in this area
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

Pioneer Medel Expansion

Description:	Buill a Mendel Controlled Growth Environmental Building and addition to Reid B,C,D
Classification:	Agribusiness
Physically Complete:	No
Payments Complete:	No

Pioneer Hi-Bred Krug 2013 Greenhouse Imp

Description:	Amend development agreement for expansion of approx. 20,000 sq. ft. to the Krug 2013 Greenhouse Improvement
Classification:	Agribusiness
Physically Complete:	No
Payments Complete:	No

Terra Lake

Description:	Redevelopment of blighted area old lagoon 4 Phase Projects
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For JOHNSTON NW 62ND AVENUE URBAN RENEWAL

2007A Refunding 1999B

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,659,000
Interest:	11,778
Total:	1,670,778
Annual Appropriation?:	No
Date Incurred:	11/01/2007
FY of Last Payment:	2015

2007A Refunding 2000A

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	290,700
Interest:	22,215
Total:	312,915
Annual Appropriation?:	No
Date Incurred:	11/01/2007
FY of Last Payment:	2015

2009B Refunding 2001A

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	241,960
Interest:	12,502
Total:	254,462
Annual Appropriation?:	No
Date Incurred:	03/06/2009
FY of Last Payment:	2016

2009A Refunding 2001C

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	247,366
Interest:	12,825
Total:	260,191
Annual Appropriation?:	No
Date Incurred:	03/01/2009
FY of Last Payment:	2016

2010A Refunding 2002B

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	542,900
Interest:	36,037
Total:	578,937
Annual Appropriation?:	No
Date Incurred:	03/01/2010
FY of Last Payment:	2017

2011C Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	3,685,000
Interest:	1,065,400
Total:	4,750,400
Annual Appropriation?:	No
Date Incurred:	10/17/2011
FY of Last Payment:	2031

Deere Credit Expansion

Debt/Obligation Type:	Rebates
Principal:	2,602,608
Interest:	0
Total:	2,602,608
Annual Appropriation?:	Yes
Date Incurred:	12/01/2007
FY of Last Payment:	2016

ADAJE #1

Debt/Obligation Type:	Rebates
Principal:	226,952
Interest:	0
Total:	226,952
Annual Appropriation?:	Yes
Date Incurred:	04/01/2008
FY of Last Payment:	2015

ADAJE #2

Debt/Obligation Type:	Rebates
Principal:	311,423
Interest:	0
Total:	311,423
Annual Appropriation?:	Yes
Date Incurred:	11/01/2008
FY of Last Payment:	2016

Pioneer REID/KRUG

Debt/Obligation Type:	Rebates
Principal:	774,694
Interest:	0
Total:	774,694
Annual Appropriation?:	Yes
Date Incurred:	09/07/2010
FY of Last Payment:	2020

Pioneer Diamond

Debt/Obligation Type:	Rebates
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Principal:	3,833,829
Interest:	0
Total:	3,833,829
Annual Appropriation?:	Yes
Date Incurred:	09/20/2010
FY of Last Payment:	2019

Pioneer KRUG 2011 Fast Corn

Debt/Obligation Type:	Rebates
Principal:	1,499,840
Interest:	0
Total:	1,499,840
Annual Appropriation?:	Yes
Date Incurred:	08/01/2011
FY of Last Payment:	2020

Pioneer KRUG 2013 Greenhouse

Debt/Obligation Type:	Rebates
Principal:	73,048
Interest:	0
Total:	73,048
Annual Appropriation?:	Yes
Date Incurred:	04/21/2014
FY of Last Payment:	2020

Pioneer Mendel REID B,C,D, expansion

Debt/Obligation Type:	Rebates
Principal:	1,997,000
Interest:	0
Total:	1,997,000
Annual Appropriation?:	Yes
Date Incurred:	09/15/2014
FY of Last Payment:	2020

2013B G.O. Bonds \$1,065,000

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,065,000
Interest:	43,577
Total:	1,108,577
Annual Appropriation?:	No
Date Incurred:	10/21/2013
FY of Last Payment:	2033

Administrative Expenses Correct 09/10 tax revenue

Debt/Obligation Type:	Internal Loans
Principal:	87,929
Interest:	0
Total:	87,929
Annual Appropriation?:	No

Date Incurred:	06/30/2014
FY of Last Payment:	2014

Non-Rebates For JOHNSTON NW 62ND AVENUE URBAN RENEWAL

TIF Expenditure Amount:	89,500
Tied To Debt:	2007A Refunding 1999B
Tied To Project:	NW 62nd Improvements 99B
TIF Expenditure Amount:	155,500
Tied To Debt:	2007A Refunding 2000A
Tied To Project:	NW 62nd Improvements 00A
TIF Expenditure Amount:	82,500
Tied To Debt:	2009B Refunding 2001A
Tied To Project:	NW 62nd Improvements 01A
TIF Expenditure Amount:	84,500
Tied To Debt:	2009A Refunding 2001C
Tied To Project:	NW 62nd Improvements 01C
TIF Expenditure Amount:	140,000
Tied To Debt:	2010A Refunding 2002B
Tied To Project:	NW 62nd Improvements 02B
TIF Expenditure Amount:	284,000
Tied To Debt:	2011C Bonds
Tied To Project:	NW 62nd Avenue 2011C
TIF Expenditure Amount:	87,929
Tied To Debt:	Administrative Expenses Correct 09/10 tax revenue
Tied To Project:	Administrative Expenses
TIF Expenditure Amount:	77,000
Tied To Debt:	2013B G.O. Bonds \$1,065,000
Tied To Project:	Terra Lake

Rebates For JOHNSTON NW 62ND AVENUE URBAN RENEWAL

Deere Credit Expansion

TIF Expenditure Amount:	916,262
Rebate Paid To:	Deere Credit Services Inc.
Tied To Debt:	Deere Credit Expansion
Tied To Project:	Deere Financial Expansion
Projected Final FY of Rebate:	2016

ADAJE #1

TIF Expenditure Amount:	132,586
Rebate Paid To:	ADAJE Services
Tied To Debt:	ADAJE #1
Tied To Project:	ADAJE I
Projected Final FY of Rebate:	2015

ADAJE #2

TIF Expenditure Amount:	106,272
Rebate Paid To:	ADAJE Services
Tied To Debt:	ADAJE #2
Tied To Project:	ADAJE II
Projected Final FY of Rebate:	2016

Pioneer Reid/Krug

TIF Expenditure Amount:	38,636
Rebate Paid To:	Pioneer Hi-Bred
Tied To Debt:	Pioneer REID/KRUG
Tied To Project:	Pioneer REID/KRUG
Projected Final FY of Rebate:	2020

Jobs For JOHNSTON NW 62ND AVENUE URBAN RENEWAL

Project:	ADAJE I
Company Name:	ADAJE Development, Inc.
Date Agreement Began:	04/01/2008
Date Agreement Ends:	06/30/2015
Number of Jobs Created or Retained:	115
Total Annual Wages of Required Jobs:	76,960
Total Estimated Private Capital Investment:	4,250,000
Total Estimated Cost of Public Infrastructure:	0

Project:	ADAJE II
Company Name:	ADAJE Development, Inc.
Date Agreement Began:	11/01/2008
Date Agreement Ends:	06/30/2015
Number of Jobs Created or Retained:	86
Total Annual Wages of Required Jobs:	64,479
Total Estimated Private Capital Investment:	3,500,000
Total Estimated Cost of Public Infrastructure:	0

Project:	Deere Financial Expansion
Company Name:	Deere Credit Services, Inc.
Date Agreement Began:	12/01/2007
Date Agreement Ends:	06/30/2016
Number of Jobs Created or Retained:	91
Total Annual Wages of Required Jobs:	64,480
Total Estimated Private Capital Investment:	28,750,000
Total Estimated Cost of Public Infrastructure:	0

Project:	Pioneer REID/KRUG
Company Name:	Pioneer Hi-Bred International, Inc.
Date Agreement Began:	09/07/2010
Date Agreement Ends:	06/30/2020
Number of Jobs Created or Retained:	22
Total Annual Wages of Required Jobs:	70,762
Total Estimated Private Capital Investment:	14,500,000
Total Estimated Cost of Public Infrastructure:	0

Project:	Pioneer Diamond
Company Name:	Pioneer Hi-Bred International, Inc.
Date Agreement Began:	09/20/2010
Date Agreement Ends:	06/30/2020
Number of Jobs Created or Retained:	403
Total Annual Wages of Required Jobs:	113,027
Total Estimated Private Capital Investment:	39,000,000
Total Estimated Cost of Public Infrastructure:	0

Project:	Pioneer KRUG 2011 Fast Corn
Company Name:	Pioneer Hi-Bred International, Inc.
Date Agreement Began:	08/01/2011
Date Agreement Ends:	06/30/2020
Number of Jobs Created or Retained:	138

Total Annual Wages of Required Jobs:	72,821
Total Estimated Private Capital Investment:	32,000,000
Total Estimated Cost of Public Infrastructure:	0

Project:	Pioneer Hi-Bred Krug 2013
Company Name:	Greenhouse Imp
Date Agreement Began:	Pioneer Hi-Bred
Date Agreement Ends:	04/21/2014
Number of Jobs Created or Retained:	06/30/2021
Total Annual Wages of Required Jobs:	100
Total Estimated Private Capital Investment:	62,005
Total Estimated Cost of Public Infrastructure:	8,000,000
	0

Project:	Pioneer Medel Expansion
Company Name:	Pioneer
Date Agreement Began:	09/15/2014
Date Agreement Ends:	06/30/2021
Number of Jobs Created or Retained:	100
Total Annual Wages of Required Jobs:	54,995
Total Estimated Private Capital Investment:	25,000,000
Total Estimated Cost of Public Infrastructure:	0

▲ Annual Urban Renewal Report, Fiscal Year 2013 - 2014

TIF Taxing District Data Collection

Local Government Name: JOHNSTON (77G720)
 Urban Renewal Area: JOHNSTON NW 62ND AVENUE URBAN RENEWAL (77057)
 TIF Taxing District Name: JOHNSTON CITY/JOHNSTON SCH/98 NW 62ND AVE TIF INCR
 TIF Taxing District Inc. Number: 77459
 TIF Taxing District Base Year: 1998
 FY TIF Revenue First Received: 2001
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2020

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1998

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	3,568,840	139,661,240	0	0	0	143,230,080	0	143,230,080
Taxable	0	1,884,941	139,661,240	0	0	0	141,546,181	0	141,546,181
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	33,756,960	109,473,120	60,871,904	48,601,216	1,488,870

FY 2014 TIF Revenue Received: 1,864,377

TIF Taxing District Data Collection

Local Government Name: JOHNSTON (77G720)
 Urban Renewal Area: JOHNSTON NW 62ND AVENUE URBAN RENEWAL (77057)
 TIF Taxing District Name: JOHNSTON CITY AG/JOHNSTON SCH/98 NW 62ND AVE TIF INCR
 TIF Taxing District Inc. Number: 77539
 TIF Taxing District Base Year: 1998
 FY TIF Revenue First Received: 2001
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2020

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1998

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	1,578,670	0	0	0	0	0	1,578,670	0	1,578,670
Taxable	946,152	0	0	0	0	0	946,152	0	946,152
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	1,578,670	0	0	0	0

FY 2014 TIF Revenue Received: 0

▲ Annual Urban Renewal Report, Fiscal Year 2013 - 2014

TIF Taxing District Data Collection

Local Government Name: JOHNSTON (77G720)
 Urban Renewal Area: JOHNSTON NW 62ND AVENUE URBAN RENEWAL (77057)
 TIF Taxing District Name: JOHNSTON CITY/JOHNSTON SCH/01 AMD NW 62ND AVE TIF INCR
 TIF Taxing District Inc. Number: 77564
 TIF Taxing District Base Year: 2000
 FY TIF Revenue First Received: 2003
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2020

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2000

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	8,547,000	0	0	0	8,547,000	0	8,547,000
Taxable	0	0	8,547,000	0	0	0	8,547,000	0	8,547,000
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	5,372,500	3,174,500	1,765,163	1,409,337	43,174

FY 2014 TIF Revenue Received: 54,074

TIF Taxing District Data Collection

Local Government Name: JOHNSTON (77G720)
 Urban Renewal Area: JOHNSTON NW 62ND AVENUE URBAN RENEWAL (77057)
 TIF Taxing District Name: JOHNSTON CITY AG/JOHNSTON SCH/01 AMD NW 62ND AVE TIF INCR
 TIF Taxing District Inc. Number: 77605
 TIF Taxing District Base Year: 2000
 FY TIF Revenue First Received: 2003
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2020

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2000

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	3,860	0	0	0	0	0	3,860	0	3,860
Taxable	2,312	0	0	0	0	0	2,312	0	2,312
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	3,860	0	0	0	0

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: JOHNSTON (77G720)
 Urban Renewal Area: JOHNSTON NW 62ND AVENUE URBAN RENEWAL (77057)
 TIF Taxing District Name: JOHNSTON CITY/JOHNSTON SCH/07 AMD NW 62ND AVE TIF INCR
 TIF Taxing District Inc. Number: 77715
 TIF Taxing District Base Year: 2006
 FY TIF Revenue First Received: 2008
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2020

	UR Designation
Slum	No
Blighted	No
Economic Development	12/2007

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	26,470,000	0	0	0	26,470,000	0	26,470,000
Taxable	0	0	26,470,000	0	0	0	26,470,000	0	26,470,000
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	483,000	25,987,000	14,449,923	11,537,077	353,432

FY 2014 TIF Revenue Received: 442,664

Urban Renewal Area Data Collection

Local Government Name: JOHNSTON (77G720)
 Urban Renewal Area: JOHNSTON WINDSOR OFFICE PARK URBAN RENEWAL
 UR Area Number: 77064

UR Area Creation Date: 09/2002

UR Area Purpose: Enhance an economic development area for the purpose of stimulating private investment in commercial development and redevelopment. Provide adequate public infrastructure and provide assistance and economic incentives for development.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
JOHNSTON CITY/JOHNSTON SCH/02 WINDSOR OFF PK TIF INCR	77608	77609	4,745,830
JOHNSTON CITY AG/JOHNSTON SCH/02 WINDSOR OFF PK TIF INCR	77771	77772	0

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	88,000	391,500	4,679,800	0	0	-1,852	5,157,448	0	5,157,448
Taxable	52,739	206,777	4,679,800	0	0	-1,852	4,937,464	0	4,937,464
Homestead Credits									1

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013: **534,558** **0** **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 138,342
 TIF Sp. Revenue Fund Interest: 53
 Asset Sales & Loan Repayments: 0
Total Revenue: 138,395

Rebate Expenditures: 86,801
 Non-Rebate Expenditures: 17,927
 Returned to County Treasurer: 0
Total Expenditures: 104,728

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014: **568,225** **0** **Amount of 06-30-2014 Cash Balance Restricted for LMI**

Projects For JOHNSTON WINDSOR OFFICE PARK URBAN RENEWAL

Windsor Office Park

Description:	Developer constructed Windsor Parkway (including sanitary sewer, storm sewer, water, engineering & legal) and improvements to NW 86th Street. Public improvements serve office park.
Classification:	Commercial - office properties
Physically Complete:	No
Payments Complete:	No

NW 86th Street Widening

Description:	Street widening re-construction.
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For JOHNSTON WINDSOR OFFICE PARK URBAN RENEWAL

2008A Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	125,663
Interest:	0
Total:	125,663
Annual Appropriation?:	No
Date Incurred:	12/01/2008
FY of Last Payment:	2024

Windsor Office Park

Debt/Obligation Type:	Rebates
Principal:	918,278
Interest:	0
Total:	918,278
Annual Appropriation?:	Yes
Date Incurred:	10/07/2002
FY of Last Payment:	2023

Non-Rebates For JOHNSTON WINDSOR OFFICE PARK URBAN RENEWAL

TIF Expenditure Amount:	17,927
Tied To Debt:	2008A Bond
Tied To Project:	NW 86th Street Widening

Rebates For JOHNSTON WINDSOR OFFICE PARK URBAN RENEWAL

Windsor Office Park

TIF Expenditure Amount:	86,801
Rebate Paid To:	Windsor Office Park, L.L.C.
Tied To Debt:	Windsor Office Park
Tied To Project:	Windsor Office Park
Projected Final FY of Rebate:	2023

TIF Taxing District Data Collection

Local Government Name: JOHNSTON (77G720)
 Urban Renewal Area: JOHNSTON WINDSOR OFFICE PARK URBAN RENEWAL (77064)
 TIF Taxing District Name: JOHNSTON CITY/JOHNSTON SCH/02 WINDSOR OFF PK TIF INCR
 TIF Taxing District Inc. Number: 77609
 TIF Taxing District Base Year: 2001
 FY TIF Revenue First Received: 2005
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2023

UR Designation	
Slum	No
Blighted	No
Economic Development	09/2002

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	391,500	4,679,800	0	0	-1,852	5,069,448	0	5,069,448
Taxable	0	206,777	4,679,800	0	0	-1,852	4,884,725	0	4,884,725
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	325,470	4,745,830	4,745,830	0	0

FY 2014 TIF Revenue Received: 138,342

TIF Taxing District Data Collection

Local Government Name: JOHNSTON (77G720)
 Urban Renewal Area: JOHNSTON WINDSOR OFFICE PARK URBAN RENEWAL (77064)
 TIF Taxing District Name: JOHNSTON CITY AG/JOHNSTON SCH/02 WINDSOR OFF PK TIF INCR
 TIF Taxing District Inc. Number: 77772
 TIF Taxing District Base Year: 2001
 FY TIF Revenue First Received: 2005
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2023

UR Designation	
Slum	No
Blighted	No
Economic Development	09/2002

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	88,000	0	0	0	0	0	88,000	0	88,000
Taxable	52,739	0	0	0	0	0	52,739	0	52,739
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	88,000	0	0	0	0

FY 2014 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: JOHNSTON (77G720)
 Urban Renewal Area: JOHNSTON NW 100TH ST URBAN RENEWAL
 UR Area Number: 77074
 UR Area Creation Date: 10/2008

UR Area Purpose: Enhance an economic development area for the purpose of stimulating private investment in commercial & industrial development and redevelopment. Provide adequate public infrastructure and provide assistance and economic incentives for development.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
JOHNSTON CITY/JOHNSTON SCH/08 NW 100TH ST TIF INCR	77731	77732	1,195,750
JOHNSTON CITY AG/JOHNSTON SCH/08 NW 100TH ST TIF INCR	77773	77774	0

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	74,940	427,010	11,131,240	0	0	-1,852	11,631,338	0	11,631,338
Taxable	44,917	225,532	11,131,240	0	0	-1,852	11,399,837	0	11,399,837
Homestead Credits									1

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013: **431,111** **0** **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 36,632
 TIF Sp. Revenue Fund Interest: 0
 Asset Sales & Loan Repayments: 77,681
Total Revenue: 114,313

Rebate Expenditures: 55,754
 Non-Rebate Expenditures: 26,750
 Returned to County Treasurer: 0
Total Expenditures: 82,504

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014: **462,920** **0** **Amount of 06-30-2014 Cash Balance Restricted for LMI**

Projects For JOHNSTON NW 100TH ST URBAN RENEWAL

West Park, Phase I, Bldg. I

Description:	Construct a 40,000 sq. ft. office building and the infrastructure to support up to 12 buildings with an estimated taxable valuation of up to \$13,000,000.
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

NW 62nd Intersection of PSB #2

Description:	Reconstruction of a portion of NW 62nd Avenue to accomodate the construction of Fire Station #2.
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

NW 62nd W. of NW 100th to CL

Description:	Reconstruction NW 62nd Ave North of NW 100th Street to the West City Limits - Joint timed project with Grimes
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For JOHNSTON NW 100TH ST URBAN RENEWAL

West Park, Phase I Bldg I

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	12/01/2008
FY of Last Payment:	2016

2012A G.O. DEBT

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	710,000
Interest:	126,520
Total:	836,520
Annual Appropriation?:	No
Date Incurred:	10/22/2012
FY of Last Payment:	2029

2014A G.O. Capital Loan Notes

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,792,065
Interest:	825,735
Total:	3,617,800
Annual Appropriation?:	No
Date Incurred:	08/14/2014
FY of Last Payment:	2034

Non-Rebates For JOHNSTON NW 100TH ST URBAN RENEWAL

TIF Expenditure Amount:	26,750
Tied To Debt:	2012A G.O. DEBT
Tied To Project:	NW 62nd Intersection of PSB #2

TIF Expenditure Amount:	0
Tied To Debt:	2014A G.O. Capital Loan Notes
Tied To Project:	NW 62nd Intersection of PSB #2

Rebates For JOHNSTON NW 100TH ST URBAN RENEWAL

West Park Phase I, Bldg I

TIF Expenditure Amount:	55,754
Rebate Paid To:	Nelson Construction Services
Tied To Debt:	West Park, Phase I Bldg I
Tied To Project:	West Park, Phase I, Bldg. I
Projected Final FY of Rebate:	2016

Jobs For JOHNSTON NW 100TH ST URBAN RENEWAL

Project:	West Park, Phase I, Bldg. I
Company Name:	Nelson Construction Services
Date Agreement Began:	12/01/2008
Date Agreement Ends:	06/30/2016
Number of Jobs Created or Retained:	23
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	4,000,000
Total Estimated Cost of Public Infrastructure:	0

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2014

TIF Taxing District Data Collection

Local Government Name: JOHNSTON (77G720)
 Urban Renewal Area: JOHNSTON NW 100TH ST URBAN RENEWAL (77074)
 TIF Taxing District Name: JOHNSTON CITY/JOHNSTON SCH/08 NW 100TH ST TIF INCR
 TIF Taxing District Inc. Number: 77732
 TIF Taxing District Base Year: 2007
 FY TIF Revenue First Received: 2012
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2029

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2008

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	427,010	11,131,240	0	0	-1,852	11,556,398	0	11,556,398
Taxable	0	225,532	11,131,240	0	0	-1,852	11,354,920	0	11,354,920
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	10,362,500	1,195,750	1,195,750	0	0

FY 2014 TIF Revenue Received: 36,632

TIF Taxing District Data Collection

Local Government Name: JOHNSTON (77G720)
 Urban Renewal Area: JOHNSTON NW 100TH ST URBAN RENEWAL (77074)
 TIF Taxing District Name: JOHNSTON CITY AG/JOHNSTON SCH/08 NW 100TH ST TIF INCR
 TIF Taxing District Inc. Number: 77774
 TIF Taxing District Base Year: 2007
 FY TIF Revenue First Received: 2012
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2029

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2008

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	74,940	0	0	0	0	0	74,940	0	74,940
Taxable	44,917	0	0	0	0	0	44,917	0	44,917
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	74,940	0	0	0	0

FY 2014 TIF Revenue Received: 0

▲ Annual Urban Renewal Report, Fiscal Year 2013 - 2014

Urban Renewal Area Data Collection

Local Government Name: JOHNSTON (77G720)
 Urban Renewal Area: JOHNSTON WEST CENTRAL URBAN RENEWAL
 UR Area Number: 77088
 UR Area Creation Date: 07/2013

UR Area Purpose: An economic development area,
 and that the rehabilitation,
 conservation, redevelopment,
 development or combination
 thereof, is in the interest of the
 public health, safety or welfare of
 the residents of Johnston.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
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Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:	0	0	Amount of 07-01-2013 Cash Balance Restricted for LMI
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TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	0
Asset Sales & Loan Repayments:	10,000
Total Revenue:	10,000

Rebate Expenditures:	0
Non-Rebate Expenditures:	6,138
Returned to County Treasurer:	0
Total Expenditures:	6,138

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:	3,862	0	Amount of 06-30-2014 Cash Balance Restricted for LMI
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Projects For JOHNSTON WEST CENTRAL URBAN RENEWAL

Administrative Expenses

Description:	Legal and engineering expenses for developing the UR Plan and the Ordinance and publishing.
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For JOHNSTON WEST CENTRAL URBAN RENEWAL

Internal Loan

Debt/Obligation Type:	Internal Loans
Principal:	6,138
Interest:	0
Total:	6,138
Annual Appropriation?:	No
Date Incurred:	06/30/2013
FY of Last Payment:	2013

Non-Rebates For JOHNSTON WEST CENTRAL URBAN RENEWAL

TIF Expenditure Amount:	6,138
Tied To Debt:	Internal Loan
Tied To Project:	Administrative Expenses